

LOCUS PLAN
SCALE: 1" = 1000'

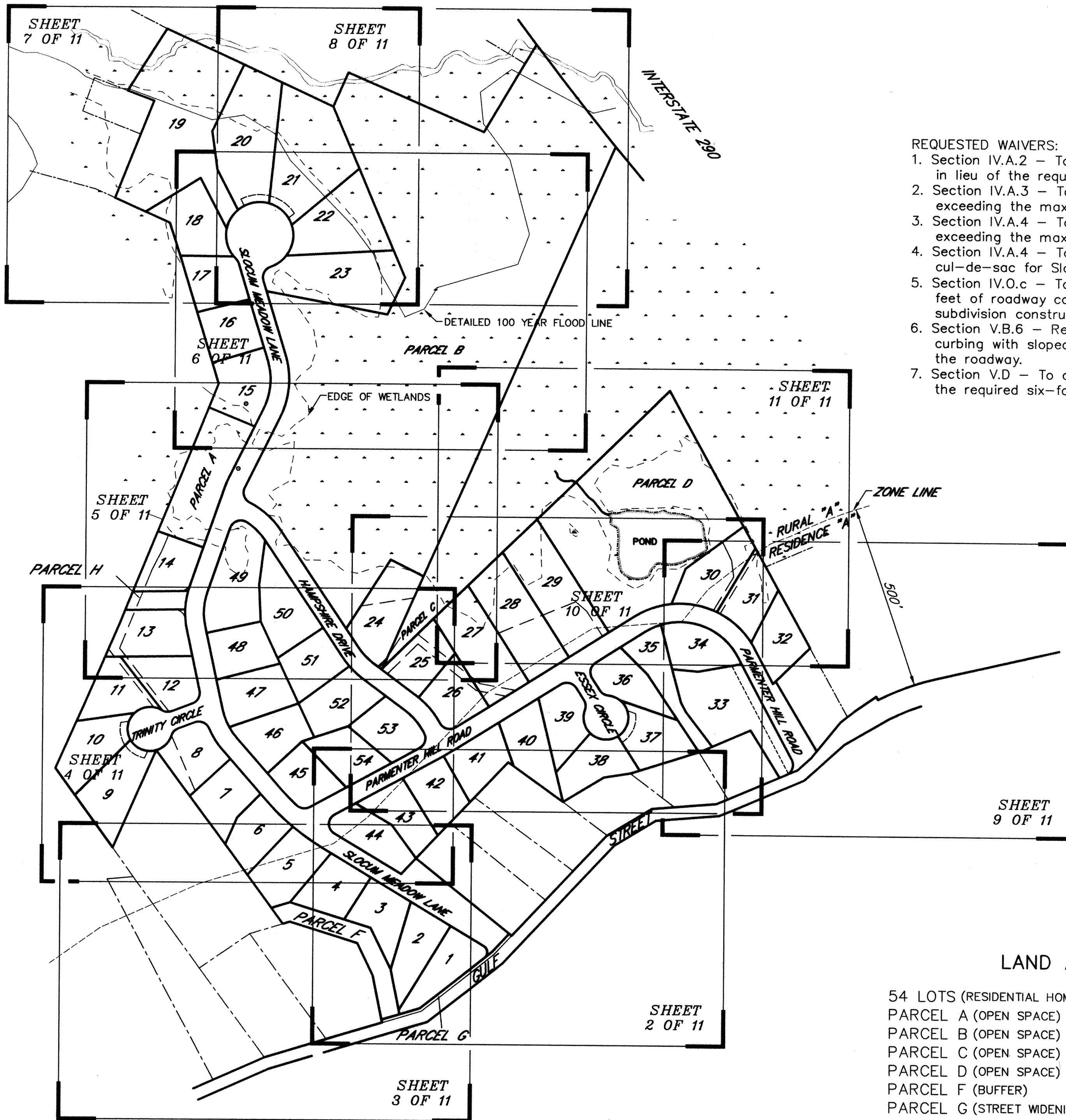
DEED REFERENCES:

WORCESTER DISTRICT REGISTRY OF DEEDS BOOK	PAGE
239	193
628	46
676	241
945	508
1978	94
2400	457
2670	163
2935	67
2960	374
3152	598
3308	303
3355	238
3808	183
3869	285
3979	45
4641	411
4712	293
4717	566
4747	109
5115	104
5128	83
5157	151
5199	293
5213	322
5282	296
5392	24
5517	249
5790	37
5943	249
6458	260
6526	214
6890	131
13635	149
14723	127
20034	121
21165	351

PLAN REFERENCES:

WORCESTER DISTRICT REGISTRY OF DEEDS	PLAN	BOOK	PLAN
		135	124
		260	28
		307	98
		348	4
		354	16
		370	6
		395	91
		470	101
		665	43

THE DETAILED 100 YEAR FLOOD LINE SHOWN IS BASED ON
A DETAILED STUDY PERFORMED BY GRAZ ENGINEERING, LLC
FITZWILLIAM, NH 03447. TELEPHONE (603) 585-6959.



REQUESTED WAIVERS:

- Section IV.A.2 - To allow a pavement width of 26 feet in lieu of the required 30-foot pavement width.
- Section IV.A.3 - To allow a roadway grade of 10 percent exceeding the maximum allowable grade of 8 percent.
- Section IV.A.4 - To allow a dead-end street of 770 feet exceeding the maximum allowable length of 600 feet.
- Section IV.A.4 - To allow a center island within the cul-de-sac for Slocum Meadow Lane.
- Section IV.O.c - To allow the construction of 2,275 linear feet of roadway construction during Phase 2 of the subdivision construction.
- Section V.B.6 - Replace the required vertical granite curbing with sloped granite curbing throughout the roadway.
- Section V.D - To allow five-foot grass plots in lieu of the required six-foot grass plots.

REGISTRY USE ONLY

CONDITIONALLY
APPROVED

SHREWSBURY PLANNING BOARD

Chairman	12-4-03
Date	12-4-03
12-4-03	
12-4-03	
12-4-03	

CERTIFICATE OF NO APPEAL

DECISION OF SHREWSBURY PLANNING BOARD
APPROVING THIS PLAN RECORDED IN OFFICE
OF TOWN CLERK August 13, 2003

NO NOTICE OF APPEAL THEREFROM RECEIVED
BY TOWN CLERK DURING THE 20 DAYS
FOLLOWING.

TOWN CLERK DATE

THIS PLAN RECORDED WITH COVENANT UNDER GENERAL
LAWS, CHAPTER 41, SECTION 81U AS AMENDED AND WHICH
COVENANT ALSO INCLUDES THE FOLLOWING CONDITIONS:
NO BUILDING OR STRUCTURE SHALL BE BUILT UPON
ANY LOT WITHOUT THE CONSENT OF THE BOARD OF HEALTH.
NO LOT SHALL BE BUILT UPON UNTIL RELEASED BY
THE PLANNING BOARD.

COVENANT RECORDED IN WORCESTER DISTRICT
REGISTRY OF DEEDS BOOK 32455 PAGE 355

ZONING

54 LOTS TOTAL

18 LOTS IN RESIDENCE "A" DISTRICT

MINIMUM LOT REQUIREMENTS

20,000 S.F.

125 FT. FRONTAGE

30 FT. FRONT YARD

20 FT. SIDE YARD

40 FT. REAR YARD

36 LOTS IN RURAL "A" DISTRICT

MINIMUM LOT REQUIREMENTS

20,000 S.F.

125 FT. FRONTAGE

50 FT. FRONT YARD

30 FT. SIDE YARD

50 FT. REAR YARD

*SEE TOWN OF SHREWSBURY ZONING BYLAWS
FOR ADDITIONAL INFORMATION

DEFINITIVE PLAN

SUMMIT RIDGE ESTATES
SHREWSBURY, MASSACHUSETTS

OWNER/DEVELOPER

SUMMIT RIDGE ESTATES, INC.

87 MAIN STREET

RUTLAND, MA 01543

GRAPHIC SCALE



DRAWN BY: MSM DATE: 11-23-01

CHECKED BY: MJG, JBK DRAWING NO.: 2104

JOB NO.: GULF SHEET 1 OF 11

OPEN SPACE

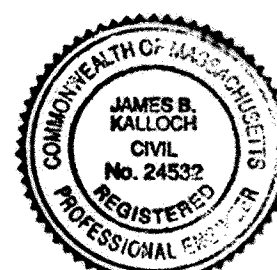
LAND: 22.43 ACRES (35% OF ENTIRE PROJECT)

WETLAND: 17.38 ACRES (77% OF OPEN SPACE AREA)

USEABLE UPLAND: 2.24 ACRES (10% OF OPEN SPACE AREA)

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS
OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

James B. Kalloch DATE 6/6/03



ENGINEER / SURVEYOR

JAMES B. KALLOCH P.L.S. & P.E.

WACHUSETT STREET

RUTLAND, MA 01543

(508) 886-4040

James B. Kalloch

